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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G-2-1255781/23
14.32

G 887783

Assumed that the document is identified to
Registration. The endorsement initials and
Signature should be attached to this document
are the part of this document

Addl. Dist. Sub-Registrar
TAMLUK

12 2 MAY 2023

Amit Ramesh

ARU CONSTRUCTION

Anand Kumar Singh
Raj Kumar Singh Partner
Ct. M. M. M.

DEED OF CONVEYANCE

22 MAY 2023

Amit Rakshit

ARU CONSTRUCTION

Anand Kumar Nayak
Raj Kumar Singha Partner
Utpal Maiti

This Deed is made on this 22 th day of May , Two Thousand Twenty Three (22-05.2023)

1. **AMIT RAKSHIT [PAN. BNEPR2636H]**, son of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation - Self employed, by nationality - Indian, residing at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal

Hereinafter called and referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, executors, representatives and assigns) of the **ONE PART.**

AND

2. **ARU CONSTRUCTION [PAN. ABWFA2569H]**, a Partnership Firm, having its office at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **ANANDA KUMAR NAYAK [PAN. ACPPN9657D]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **RAJKUMAR SINGHA [PAN. AKIPS3663H]**, son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI [PAN. APEPM7235A]**, son of Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Chalantika Para, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal.

Amit Rakshit

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
Partner
Chennai

Hereinafter called and referred to as the "**PURCHASER**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, administrators, executors, representatives and assigns) of the **OTHER PART**.

Owner/Vendor and the Purchaser collectively Parties and individually Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

3. Subject Matter of Conveyance :

- 3.1 **Said Property : ALL THAT** piece and parcel of undivided 1/6th share out of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e **01.151 (One point One Five One) Decimals be the same a little more or less**, , comprised in **R.S./L.R. Dag Nos. 662, 663 & 664**, under **L.R. Khatian No. 90** [in the name of **Ardhendu Rakshit**] corressponding to L.R. Khatian Nos. [in the name of (1) **Amit Rakshit**, (2) **Anit Rakshit**, (3) **Soumit Rakshit**, (4) **Tuhina Rakshit**, (5) **Chandana Rakshit**, (6) **Jharna Rakshit**, (6a) **Munmun Das & (6b) Kumkum Rakshit**, Landowner herein], lying and situated at **Mouza - Parbatipur**, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13 , in the District Purba Midnapore, Pin Code 721636, in the State of West Bengal, morefully described in the First Schedule hereinafter written [**SAID PROPERTY/SOLD PROPERTY**].

4. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

- 4.1 **Representations and Warranties Regarding Title :** The Owner/Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

[Signature]
Amit

Amit Rakshit

ARU CONSTRUCTION
Anand Kumar Nigam
Raj Kumar Singh
Partner

4.1.1 CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF AMIT RAKSHIT, OWNER/VENDOR HEREIN, IN RESPECT OF SCHEDULE PROPERTY, IS AS FOLLOWS :

4.1.1.1 Absolute Ownership of Ardhendu Sekhar Rakshit : One Ardhendu Sekhar Rakshit was the absolute owner of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90, in Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, in the District Medinipur, by way of a Registered Deed of Partition, which was registered on 22.02.1978, registered in the office of the Tamluk Sub Registry Office and being Deed No. 1082 for the year 1978.

4.1.1.2 Record by Ardhendu Rakshit : After having absolute possession and absolute ownership over the aforesaid property, the said Ardhendu Sekhar Rakshit duly recorded his name in record of rights in the record of L.R. Settlement in L.R. Khatian No. 90 in respect of L.R. Dag No. 662, 663 & 663.

4.1.1.3 Demise of Ardhendu Sekhar Rakshit : While in absolute possession and absolute ownership over the aforesaid property, the said Ardhendu Sekhar Rakshit died in-estate leaving behind his wife, Sarama Rakshit and also his four sons namely Sujit Rakshit, Amit Rakshit, Anit Rakshit & Soumit Rakshit and also two daughters namely Tuhina Rakshit & Chandana Rakshit, as his heirs and successors in interest in respect of his aforesaid property, left by the said Ardhendu Sekhar Rakshit, since deceased.

4.1.1.4 Demise of Sarama Rakshit : The said Sarama Rakshit, wife of Late Ardhendu Sekhar Rakshit died intestate on 08.01.2010, leaving behind her aforesaid his four sons namely Sujit Rakshit, Amit Rakshit, Anit Rakshit & Soumit Rakshit and also two daughters namely Tuhina

[Signature]
Amit

Amit Rakshit

ARU CONSTRUCTION

Anand Kumar Singh
Raj Kumar Singh
Partner
Chennai

Rakshit & Chandana Rakshit, as her heirs and successors in interest in respect of her undivided share out of the aforesaid property, left by the said Ardhendu Sekhar Rakshit, since deceased.

- 4.1.1.5 **Demise of Sujit Rakshit** : The said Sujit Rakshit, son of Late Ardhendu Sekhar Rakshit died in-estate leaving behind his wife, Jharna Rakshit and his two daughters, Munmun Das & Kumkum Rakshit, as his heirs and successors in interest in respect of his undivided share out of the aforesaid property, left by the said Ardhendu Sekhar Rakshit, since deceased.
- 4.1.1.6 **Absolute Joint Ownership of Amit Rakshit & Others** : Thus on the basis of the aforesaid facts and circumstances, the said (1) Amit Rakshit, (2) Anit Rakshit, (3) Soumit Rakshit, (4) Tuhina Rakshit, (5) Chandana Rakshit, (6) Jharna Rakshit, (6a) Munmun Das & (6b) Kumkum Rakshit have jointly become the absolute owners of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90, in Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, in the District Medinipur.
- 4.1.1.7 **Absolute Individual Ownership of Amit Rakshit** : Thus the said Amit Rakshit has become the absolute individual owner of undivided $1/6^{th}$ share out of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e **01.151 (One point One Five One) Decimals more or less**, in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90, in Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, in the District Medinipur.
- 4.1.1.8 **L.R. Records** : After having absolute possession and absolute ownership over the aforesaid property, the said Amit Rakshit, Landowner herein, duly recorded his name in the record of the L.R. Settlement, in following ways :



Amit Rakshit

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 Anand Kumar Singh
 Raj Kumar Singh
 Chitra Naiti, Partner

L.R. Dag No.	L.R. Khatian No.	Total Land in Dag	Nature of land	Record [In Dec.]
662	90	34	Bastu	1.107
663	90	10	Bastu	0.026
664	90	04	Bastu	0.018

- 4.1.1.9 **Sanction of Building Plan :** The said Amit Rakshit, Owner/Vendor herein, duly sanctioned a building plan on the said plot and which is morefully described in the First Schedule hereunder written, from the concerned Tamralipta Municipality, vide Sanctioned Building Plan No. 4023 dated 07.02.2023 .

4.1.2 **DESIRE OF SALE & ACCEPTANCE :**

- 4.1.2.1 **Desire of Sale by the said Amit Rakshit to the present Purchaser :** The said Amit Rakshit, Owner/Vendor herein, decides to sell **ALL THAT** piece and parcel of undivided 1/6th share out of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e **01.1506 (One point One Five Zero Six) Decimals be the same a little more or less, ,** comprised in **R.S./L.R. Dag Nos. 662, 663 & 664**, under **L.R. Khatian No. 90 [in the name of Ardhendu Rakshit]** corressponding to L.R. Khatian Nos. **[in the name of (1) Amit Rakshit, (2) Anit Rakshit, (3) Sbumit Rakshit, (4) Tuhina Rakshit, (5) Chandana Rakshit, (6) Jharna Rakshit, (6a) Munmun Das & (6b) Kumkum Rakshit, Landowner herein]**, lying and situated at **Mouza - Parbatipur**, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13 , in the District Purba Midnapore, Pin Code 721636, in the State of West Bengal **[Hereinafter called and referred to as the SAID PROPERTY]**, and which is morefully described in the Schedule hereunder written, to the present Purchaser, at a total and agreed consideration of **Rs. 7,00,000/- (Seven Lakh) only.**

Bastu
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Amit Ranshi

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
Jitpal Malhotra Partner

4.1.2.2 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal of the Owner/Vendor herein, and agreed to purchase the **SAID PROPERTY** morefully described in the Schedule hereunder written, at an agreed consideration of **Rs. 7,00,000/- (Seven Lakh) only.**

4.1.3 **TITLE AND REPRESENTATIONS :**

4.1.3.1 **Title of the Owner/Vendor :** Thus in the abovementioned facts and circumstances and on the basis of inheritance received from his deceased father, the Owner/Vendor herein, has become the absolute owner of the Said Property.

4.1.3.2 **True and Correct Representations :** The Owner/Vendor is the absolute and undisputed Owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

4.1.4 **REPRESENTATIONS, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES :** The Owner/Vendor herein represents, warrants and covenants regarding encumbrances as follows :

4.1.4.1 **No Acquisition/Requisition :** The Owner/Vendor herein has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal/Corporation Authority or Government or any Statutory Body.

4.1.4.2 **No Excess Land :** The Owner/Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.

4.1.4.3 **No Encumbrance :** The Owner/Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed,

Signature

Amrith Ramesh

ARU CONSTRUCTION

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Raj Kumar Singh

Partner

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matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 4.1.4.4 **Right, Power and Authority to Sell** : The Owner/Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser herein.
- 4.1.4.5 **No Dues** : No tax in respect of the Said Property is due to the Bidhannagar Municipal Corporation and/or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Owner/Vendor herein.
- 4.1.4.6 **No Right of Preemption** : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 4.1.4.7 **No Mortgage** : No mortgage or charge has been created by the Owner/Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 4.1.4.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Owner/Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Owner/Vendor or the Owner's/Vendor's predecessors-in-title and the title of the Owner/Vendor to the Said Property is free, clear and marketable.

Amit Roshni

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
 Partner

4.1.4.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

4.1.4.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Owner/Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

5. **BASIC UNDERSTANDING :**

5.1 **Agreement to Sell and Purchase** : The Owner/Vendor has approached the Purchaser and offered to sell the Said Property, which is morefully described in the Schedule hereunder written, to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Owner/Vendor.

6. **TRANSFER :**

6.1 **Hereby Made** : The Owner/Vendor hereby sell, convey and transfer to the Purchaser the entirety of his right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** which is morefully described in the Schedule below free from all encumbrances.

6.1.1 **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs. 7,00,000/- (Seven Lakh) only** paid by the Purchaser to the Owner/Vendor, receipt of which the Owner/Vendor hereby and by the Memo and Reccipt hereunder written admits and acknowledges.

7. **TERMS OF TRANSFER :**

7.1 **Salient Terms** : The transfer being effected by this Conveyance is :

[Signature]

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ARU CONSTRUCTION

Anand Kumar Singh
Raj Kumar Singh
Partner
C-100, Main St.

- 7.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act, 1882.
- 7.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 7.1.3 **Together with All Other Appurtenances** : Together with all other rights the Owner/Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands received/inherited by the Owner/Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 7.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 7.2.1 **Indemnification** : Indemnification by the Owner/Vendor about the correctness of his title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owner/Vendor about the correctness of his title and the representations and authority to sell, which if found defective or untrue at any time, the Owner/Vendor shall, at his own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 7.2.2 **Transfer of Property Act** : All obligations and duties of Owner/Vendor and the Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 7.2.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Owner/Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.

Amit Roshni

ARU CONSTRUCTION
 Anandpur Singh
 Raj Kumar Singh
 Charan Mehta, Partner

- 7.2.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Owner/Vendor, with regard to which the Owner/Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 7.2.5 **Holding Possession** : The Owner/Vendor hereby covenants that the Purchaser and his heirs, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner/Vendor.
- 7.2.6 **Indemnity** : The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and his heirs, administrators, representatives and assigns and/or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and his heirs, administrators, representatives and assigns and/or his successors-in-interest by reason of any defect in title of the Owner/Vendor or any of the representations being found to be untrue.
- 7.2.7 **No Objection to Mutation** : The Owner/Vendor declares that the Purchaser can fully be entitled to mutate his name in the office of the B.L.& L.R.O. and in the office of the concerned Tamralipta Municipality and/or any other respective authority/authorities and to

Amit Rakshit

ARU CONSTRUCTION

Anand Kumar Singh
Raj Kumar Singh, Partner
Chennai Madurai.

pay tax or taxes and all other impositions in his own name. The Owner/Vendor undertakes to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

7.2.8 **Further Acts** : The Owner/Vendor hereby covenants that the Owner/Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and cost of the Owner/Vendor and/or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO
[SOLD PROPERTY/SAID PROPERTY]

ALL THAT piece and parcel of undivided 1/6th share out of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e **01.1506 (One point One Five Zero Six) Decimals be the same a little more or less**, , comprised in **R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90 [in the name of Ardhendu Sekhar Rakshit]** corresponding to L.R. Khatian Nos. **[in the name of (1) Amit Rakshit, (2) Anit Rakshit, (3) Soumit Rakshit, (4) Tuhina Rakshit, (5) Chandana Rakshit, (6) Jharna Rakshit, (6a) Munmun Das & (6b) Kumkum Rakshit, Landowner herein]**, lying and situated at **Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk**, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13, in the District Purba Midnapore, Pin Code 721636, in the State of West Bengal. A Site Plan of the said plot of land is enclosed herewith. The said plot of land is butted & bounded as follows :-

ON THE NORTH	:	Bargabhma Temple
ON THE SOUT	:	Same Plot and others share holders
ON THE EAST	:	Supriya Chatterjee and others
ON THE WEST	:	P.W.D. Road Wide 16 Fit

Amit Ravshik

ARU CONSTRUCTION
 Anand Kumar Singh
 Raj Kumar Singh
 Utpal Maiti Partner

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Drafted By :-

Soumitra Bag

(Soumitra Kumar Bag)

Advocated

En. No. - F1887/1985 of 1995

Bar Council Of West Bengal

Amit Ravshik

Owner/Vendor

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Partner

Utpal Maiti

Witnesses :-

1. Arun K. Nayak

Chanda. Prasad

2. Apurba Bhunia

Bakuna, Moyna

Purchaser

Bag
Adv.

Amit Ranshit

ARU CONSTRUCTION

Anand Kumar Singh
Raj Kumar Singh
Chopal Maiti

Partner

MEMO OF CONSIDERATION

Received a sum of **Rs. 7,00,000/- (Seven Lakh) only** as full and final consideration money of against the schedule land, which is morefully mentioned in the Schedule hereinabove written, from the above named Purchaser.

Cash/Chqueue No.	Date	Bank & Branch	Amount
Cash	21-05-2023	-	2,00,000
R.T.G.S	21-05-2023	-	5,00,000
TOTAL :			<u>Rs.7,00,000</u>

Amit Ranshit

Owner/Vendor

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Chopal Maiti

Partner**Purchaser**

Amit

Amit Rakshit

ARU CONSTRUCTION

Anand Kumar Nayak
Raj Kumar Singha
Offical Naiti.

Partner

Photo , Signature and Thum Impression AMIT RAKSHIT :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					



Amit Rakshit

Photo , Signature and Thum Impression ANANDA KUMAR NAYAK :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					



Ananda Kumar Nayak

Photo , Signature and Thum Impression RAJKUMAR SINGHA :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					



Raj Kumar Singha

[Handwritten signature]

Amit Ravshik

ARU CONSTRUCTION

Amarendra Singh
Reg. Keem Singh
Partner
Utpal Maity,

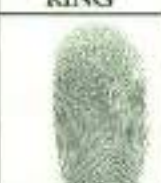
Photo, Signature and Thumb Impression UTPAL MAITY :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Utpal Maity.

NAME OF IDENTIFIER :- ARUN KUMAR NAYAK

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Arun Kumar Nayak.





Govt. of West Bengal

Directorate of Registration & Stamp

Revenue

GRIPS eChallan



192023240064391521

GRN Details

GRN:	192023240064391521	Payment Mode:	Online Payment
GRN Date:	22/05/2023 14:00:19	Bank/Gateway:	State Bank of India
BRN :	CKW9883439	BRN Date:	22/05/2023 14:00:56
GRIPS Payment ID:	220520232006439151	Payment Init. Date:	22/05/2023 14:00:19
Payment Status:	Successful	Payment Ref. No:	2001255781/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Aru Construction
Address:	TAMLUK
Mobile:	9547399260
Contact No:	9734217841
Depositor Status:	Buyer/Claimants
Query No:	2001255781
Applicant's Name:	Mr Arun Kumar Nayak
Identification No:	2001255781/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	22/05/2023
Period To (dd/mm/yyyy):	22/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001255781/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	80107
2	2001255781/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21286
Total				101393

IN WORDS: ONE LAKH ONE THOUSAND THREE HUNDRED NINETY THREE ONLY.



Major Information of the Deed

Deed No :	I-1103-02984/2023	Date of Registration	22/05/2023
Query No / Year	1103-2001255781/2023	Office where deed is registered	
Query Date	17/05/2023 9:59:59 AM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Arun Kumar Nayak Dharinda,Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721636, Mobile No. : 9734217841, Status :Attorney of Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 7,00,000/-		Rs. 21,27,169/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 85,107/- (Article:23)		Rs. 21,286/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Panskura Bus Stand to Barobazar Road (Parbati pur), Road Zone : (Bus Stand -- PC. Chandra) , Mouza: Parbatipur, JI No: 143, Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-662	RS-90	Commercial	Bastu	1.107 Dec	6,98,000/-	20,47,490/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-663	RS-90	Commercial	Bastu	0.026 Dec	1,000/-	48,089/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	RS-664	RS-90	Commercial	Bastu	0.018 Dec	1,000/-	31,590/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			1.151Dec	7,00,000 /-	21,27,169 /-	
		Grand Total :			1.151Dec	7,00,000 /-	21,27,169 /-	

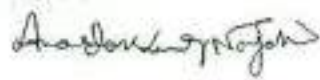
Seller Details :

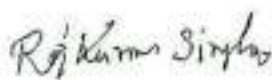
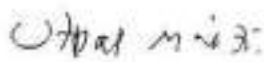
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amit Rakshit (Presentant) Son of Late Ardhendu Sekhar Rakshit Executed by: Self, Date of Execution: 22/05/2023 , Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	22/05/2023	LTI 22/05/2023	22/05/2023	
Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bnxxxxxx6h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023 , Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Office				

Buyer Details :

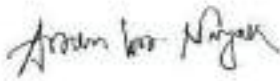
Sl No	Name,Address,Photo,Finger print and Signature			
1	ARU CONSTRUCTION Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 , PAN No.: ABxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ananda Kumar Nayak Son of Late Ranjan Kumar Nayak Date of Execution - 22/05/2023, , Admitted by: Self, Date of Admission: 22/05/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	May 22 2023 3:15PM	LTI 22/05/2023	22/05/2023	
Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: acxxxxxx7d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARU CONSTRUCTION (as)				

2	Name	Photo	Finger Print	Signature
	Mr RAJKUMAR SINGH Son of Late Haranath Singha Date of Execution - 22/05/2023, , Admitted by: Self, Date of Admission: 22/05/2023, Place of Admission of Execution: Office			
		May 22 2023 3:16PM	LTI 22/05/2023	22/05/2023
	Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx3h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARU CONSTRUCTION (as)			
3	Name	Photo	Finger Print	Signature
	Mr Utpal Maiti Son of Late Maras Mohan Maiti Date of Execution - 22/05/2023, , Admitted by: Self, Date of Admission: 22/05/2023, Place of Admission of Execution: Office			
		May 22 2023 3:16PM	LTI 22/05/2023	22/05/2023
	Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx5a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ARU CONSTRUCTION (as)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Kumar Nayak Son of Mr Bharat Chandra Nayak Village:- Dharinda, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636			
	22/05/2023	22/05/2023	22/05/2023
Identifier Of Mr Amit Rakshit, Mr Ananda Kumar Nayak, Mr RAJKUMAR SINGH, Mr Utpal Maiti			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Rakshit	ARU CONSTRUCTION-1.107 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Rakshit	ARU CONSTRUCTION-0.026 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Rakshit	ARU CONSTRUCTION-0.018 Dec

On 22-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:32 hrs on 22-05-2023, at the Office of the A.D.S.R. TAMLUK by Mr Amit Rakshit ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,27,169/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/05/2023 by Mr Amit Rakshit, Son of Late Ardhendu Sekhar Rakshit, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-05-2023 by Mr Ananda Kumar Nayak, , ARU CONSTRUCTION (Partnership Firm), Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-05-2023 by Mr RAJKUMAR SINGH, , ARU CONSTRUCTION (Partnership Firm), Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-05-2023 by Mr Utpal Maiti, , ARU CONSTRUCTION (Partnership Firm), Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,286.00/- (A(1) = Rs 21,272.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21,286/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2023 2:00PM with Govt. Ref. No: 192023240064391521 on 22-05-2023, Amount Rs: 21,286/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9883439 on 22-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 85,107/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 80,107/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 405, Amount: Rs.5,000.00/-, Date of Purchase: 16/05/2023, Vendor name: Madhusudan Adhikary

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/05/2023 2:00PM with Govt. Ref. No: 192023240064391521 on 22-05-2023, Amount Rs: 80,107/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9883439 on 22-05-2023, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1103-2023, Page from 55048 to 55070

being No 110302984 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.05.22 16:00:35 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/05/22 04:00:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.

(This document is digitally signed.)